glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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March 16, 2016

Gary Eshgian
625 South Pacific LLC
12950 San Fernando Road
Sylmar, CA 91342

&

Techna Land Co.
Attn: Hayk Martirosian
1545 North Verdugo Road, # 2
Glendale, CA 91208

RE: 625 SOUTH PACIFIC AVENUE
TENTATIVE TRACT MAP NO. 73585 - PTTMMCP 151739
(27-Unit Multi-Family Residential Condominium)

Dear Sirs:

The Planning Commission of the City of Glendale, at its meeting held on March 16, 2016, conducted a public hearing and **APPROVED WITH CONDITIONS,** your application and the thirty-four (34) additional conditions listed in the motion adopted by the Planning Commission on March 16, 2016, **Tentative Tract Map No. 73585**-PTTMMCP 151739, for a tentative subdivision map for a proposed development of land for the property located at **625 South Pacific Avenue -** for the purpose of creating a new 27-unit multi-family residential condominium project, in the "R-1650" – Medium High Density Residential Zone, described as North 50 feet, front and rear, of Lot 47 of Riverdale Heights, and the South 50 ft. of north 100 feet of Lot 47 of Riverdale Heights, both parcels being in the City of Glendale, County of Los Angeles, as per map recorded in Book 4, Page 1 of Maps, in the Office of the Los Angeles County Recorder, in the City of Glendale, County of Los Angeles, State of California.

ENVIRONMENTAL REVIEW
On May 13, 2014, the City Council adopted the Final Negative Declaration. The Planning Commission acknowledged the Final Negative Declaration.

A copy of the adopted motion is enclosed.

Under the provisions of Section 16.24.180 of the Glendale Municipal Code, any person affected by the above decision may appeal said determination to the City Council within **ten (10) days (MARCH 28, 2016),** following the date of the Planning Commission's action.

Information regarding appeals and appeal forms will be provided by the Building and Safety Section or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 10-day period, on or before **MARCH 28, 2016,** at the Building and Safety Section, 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

If you have any questions, please do not hesitate to call me at (818) 937-8154.

Sincerely,

Phil Lanzafame
Director of Community Development Department

Vilia Zemaitaitis

Vilia Zemaitaitis, AICP
Senior Planner

VZ:sm

CC: City Clerk (K. Cruz); City Attorney's Dept. (G. van Muyden); Fire Prevention Engineering Section-(J. Halpert); Dir. Of Public Works (R.Golanian); Traffic & Transportation Section (W. Ko/S. Vartanian); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian); Glendale Water & Power--Electric Section (V. Avedian/8. Ortiz); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (S. Mirzaians); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); F.Riviera; and case planner-Vilia Zemaitaitis.

MOTION FOR TENTATIVE TRACT 73585

Moved by Planning Commissioner Shahbazian, seconded by Planning Commissioner Landregan, that upon consideration of Tentative Tract No. 73585, and after reviewing the records, files, reports, and all documentary evidence submitted with regard to said tentative tract, that Tentative Tract No. 73585 is hereby approved subject to compliance with the State Subdivision Map Act, Chapters 16.16 and 16.24 of Title 16 of the Glendale Municipal Code, Title 30 of the Glendale Municipal Code, and the thirty-four (34) additional conditions listed below; and the Planning Commission hereby makes each and all of the following findings of fact:

A. The density of the subject tract is equivalent to 78 dwelling units per net acre, which is consistent with the high density residential standards for the Mixed Use land designation (IMU-R zone) of the Land Use Element; South Pacific Avenue has been designated as a Minor Arterial according to the 1998 Circulation Element; the project site is located in an area where the ambient noise contour is 70 CNEL and over, as shown on the map of the 2030 Noise Contours of the City's Noise Element and on-site acoustical characteristics will be suitable for residential living with utilization of special insulation techniques; the project is compatible with the goals and objectives of the Housing Element and is commensurate with local and regional needs for housing opportunities in that the development contributes to the provision of a wide range of housing types, it provides high density in proximity to public transportation, services and recreation to meet the needs of current and future residents (Goal 1); and the proposed project provides increased opportunities for home ownership (Goal 3); the Recreation Element places the property in Recreation Planning Area No. 7, and it does not identify the subject site for public park needs; the Historic Preservation Element does not identify any historical sites in the project area; the Seismic Safety and Safety Elements do not identify major hazards that could impact development in the subject area; the Open Space Element does not designated this site as open space.

B. Provided the project's design and improvements are implemented in conformance with the conditions of approval, the project will be consistent with the approved and adopted General Plan Elements cited in the preceding paragraph. No Specific Plans are applicable to the project site and its environs.

C. The site is physically suitable for the proposed development in that the project site is on generally level land underlain by earth material that is suitable for residential construction. The Seismic Safety Element indicates that the project site is not subject to geologic or seismic hazards. The project represents the natural progression of private redevelopment in the neighborhood. On-site drainage will be channeled into the existing storm drain system in a manner satisfactory to the Public Works Division. Water and power facilities for this project exist adjacent to the project site and will be provided to the development in accordance with requirements of the Power and Water Division.

D. The site is physically suitable for the proposed density. The project will provide for a density below that allowable under the existing IMU-R zoning classification and the density will be consistent with the recommendations of the Land Use Element. The density will be comparable to that of apartments and condominiums already existing in the area.

E. Adherence to the development criteria and conditions of approval will prevent any substantial environmental damage. This development has been through environmental review according to the California Environmental Quality Act. Staff prepared an Initial Study and a Proposed Negative

Declaration was made available for public review for a 20-day period from April 10th through April 30th, 2014. No comments were received during the public comment period. On May 13, 2014, the City Council adopted the Final Negative Declaration. No environmental impacts are anticipated as a result of this project.

F. Compliance with subdivision design standards and criteria of Glendale and the conditions of approval will protect the residential living environment, protect the public health and welfare, and prevent any serious health problems.

G. The project will not conflict with any easements acquired by the public at large for access through or use of property within the project site.

H. The sanitary sewer system is adequate to accommodate new developments in this area, and discharge of waste into the system from this project will not violate water quality standards.

I. The water and power demands that will be generated by the project will not alter the City's ability to serve the project or any other areas of the community nor would the project impact available fiscal resources of the community.

J. The project provides for future passive or natural heating or cooling opportunities to the extent feasible in consideration of constraints imposed by topography, lot design and configuration, etc.

CONDITIONS

Planning Division staff recommends that Tentative Tract No. 73585 be approved subject to compliance with the State Subdivision Map Act, Chapters 16.16 (Final Maps) and 16.28 (New Condominiums) of Title 16 of the Glendale Municipal Code, and the following additional conditions:

Public Works Department Requirements

1. The subdivision project shall comply with all provisions of applicable State laws and Subdivision Ordinances of the City of Glendale. All fees pertaining to subdivisions required by the Glendale Municipal Code and City Ordinances to be paid in connection with the filing of the final map or to be paid prior to recording of final map shall be based on the fees which are in effect at such respective times. Survey monuments shall be set in accordance with the standards of the City Engineer's Office and to the satisfaction of the City Engineer. All monumentation work shall be performed by or under the supervision of a Licensed Surveyor, licensed in the State of California.
2. The applicant shall pay the required sewer capacity increase fee, as determined by the Public Works Department. This fee is based on the increase in sewage flow generated by the project, as compared to the sewage flow from the current/previous use of the site.
3. The applicant shall comply with all Engineering requirements for the following: Building Permit No. B1424698, Grading Plan No. 1760, and Street Improvement Plan No. 1-3014.
4. The method of discharge of the onsite drainage shall be approved by the City Engineer:
   a. Drainage from all roof and on-site drainage shall be conveyed to the street via cast iron pipes and/or parkway drains from the property line and exiting through the curb per Standard Plans for Public Works Construction and under separate permit.
   b. All on-site drainage inlet devices shall meet the NPDES requirements, and the applicant shall enter into a Covenant and Agreement with the City for the replacement, installation

and continued maintenance of all NPDES-related drainage inlet devices on the property and granting inspection rights to the City.

5. The applicant shall perform at its sole expense, and at no cost to the City, the following street improvements along the entire frontage of the property on Pacific Avenue, in accordance with the Standard Plans for Public Works Construction, to match and join the existing street improvements, under separate permit, and to the satisfaction of the City Engineer:
   a) Tree wells shall be constructed and new street trees shall be provided to the satisfaction of the Director of Public Works.

   b) Remove all broken/damaged/deteriorated curb, gutter, sidewalk, landscaping and irrigation along the entire frontage of the property and construct new Portland Cement Concrete integral curb and gutter, sidewalk, landscaping and irrigation per the Standard Plans for Public Works Construction, to match and join the existing street improvements, under separate permit, and to the satisfaction of the City Engineer

   c) Any unused driveway apron shall be removed and replaced with new Portland Cement Concrete integral curb and gutter, sidewalk, landscaping and irrigation as necessary.

   d) Construct the proposed driveway apron and the sidewalk immediately behind the new apron with new __6__-inch Portland Cement Concrete pavement. The entire proposed driveway shall conform to Chapter 30.32.130 of the Glendale Municipal Code. Driveway profiles shall comply with the Code. Construct new PCC curb and gutter along the entire frontage of the property.

   e) Construct new ADA-compliant handicap ramp <u>in front of the property and facing the existing ADA ramp across the street.</u>

   f) The entire asphaltic concrete roadway pavement within the vicinity of the property will be inspected after the completion of the construction of the project. In the event of damage, as a result of construction-related activities, the applicant may be required to perform additional street improvement repairs, up to the reconstruction of the asphaltic concrete pavement and the restoration of all parking restriction curb painting, traffic delineation, striping, and pavement markings, per California Department of Transportation (CALTRANS) Standards, at no cost to the City and to the satisfaction of the Director of Public Works.

   g) The applicant shall bear all costs involved in the relocation/reconstruction and/or adjustment to new finished grade of all utilities (underground and overhead) within the public right-of-way that may be affected by the proposed street improvements, and shall coordinate all such work with the respective utility companies, including the Los Angeles County Department of Public Works, Glendale Water and Power, and the City's Traffic and Transportation Division. In addition, the applicant shall restore all traffic lane striping, curb painting and markings, and pavement markings to the satisfaction of the City Engineer.

6. Separate permits are required for all work within the public-right-of-way. The applicant shall bear all fees for the necessary permits and construction inspections for work within the public right-of-way.

7. The street improvements will be inspected by the City after the construction of the project. The applicant may then be required to effect further repairs up to the reconstruction of the asphaltic concrete pavement of the streets to the satisfaction of the City Engineer.

8. The applicant shall comply with all National Pollutants Discharge Elimination System (NPDES) requirements, including the submittal and certification of plans and details showing preconstruction, during construction, and post-construction Best Management Practices (BMPs) that are integrated into the design of the project to the satisfaction of the Director of Public Works. In addition, the applicant shall submit an approved Standard Urban Stormwater Mitigation Plan (SUSMP) to be integrated into the design of the project.

9. A dual sump pump design is required for basement or subterranean parking.

Building Division Requirements

10. That all necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and all construction shall be in compliance with current Glendale Building Code and all other applicable regulations.

Planning Division Requirements

11. The project approved herein shall be constructed as depicted on those sets of plans stamped approved by staff. Any modification to these plans must be approved by the Planning Division staff prior to the changes on the working drawings or in the field. Changes considered substantial must be reviewed by the Planning Commission. The determination of whether or not a change is substantial shall be made by the Director of Community Development.

12. Appropriate impact fees shall be paid prior to final map approval.

13. All ground and roof-mounted equipment shall be fully screened from view.

14. All communication, fire alarm, and television service shall be provided underground

15. The applicant shall provide down drains and drip pans to the satisfaction of the Director of Community Development.

16. The location, design and accessibility of the gas meters shall be to the satisfaction of the Director of Community Development. Service to each unit shall be independently metered.

17. That the applicant shall provide the following information in the CC & R's to the satisfaction of the Director of Community Development:

    a. Each unit shall be assigned at least two parking spaces.

    b. Each unit shall be assigned a minimum of 90 cubic feet of lockable storage space outside of the unit, as per Section 30.16.040B.

    c. HOA to maintain common areas including but not limited to: Maintenance of security gates, guest intercom, mailboxes, and security gates.

    d. Any changes to CC & R's will require the approval of the Director of Community Development.

GWP (Electric - Street Lighting) Requirements

18. Permanent structures above ground will not be allowed under high voltage power lines, with the exception of fencing (e.g., wood, chain link, or block wall). All fences shall comply with the required

19. Project to convey an easement to GWP for installation of overhead or underground lines, conduits, poles and any other appurtenances for the distribution of electric power through property as required by GWP.

20. Project is responsible for supporting and maintaining of GWP owned poles, overhead power lines and underground conduits, power lines and any other appurtenances in a safe and as-is condition.

21. The existing street light facilities (pull boxes, street light poles, conduits, etc.) and existing electrical facilities (vaults, pull boxes, power poles, etc.) shall be protected in place and be accessible to GWP personnel at all times.

GWP (Water) Requirement

22. Developer is responsible for the current cost of a water service or fire line installation in accordance with the current water fee schedule.

23. Individual water meters are required for each residential unit per Glendale Municipal Code (Chapter 13.12). The water meters are to be installed per GWP specifications. Meters will be installed on ground level only and accessible to GWP personnel.

24. A complete set of plumbing plans and fire sprinkler plans shall be submitted to GWP Water Engineering for review and approval prior to request of new domestic water service and new fire line respectively.

25. Any water service or fire line connection, when no longer needed by the customer, must be permanently abandoned (disconnected at water main and water meter removed) by GWP following payment of the necessary fee.

26. Any water service or fire line shall have a separate connection to the potable water main. A single connection that combines domestic and fire protection uses is not allowed.

27. Fire Department approval/exemption shall be obtained when determining if existing fire flow is adequate. The applicant shall pay the cost of any necessary fire or domestic water services and recycled water service to the property, as well as offsite water facility improvements necessary to provide fire flow as required by the Glendale Fire Department.

28. All water facilities shall be protected in place during construction of the subject project. All water valves, water meter boxes, water vaults and fire hydrants must be relocated and set to finished grade when necessary at project's expense.

29. Installation of a recycled water (RW) irrigation system for ground level irrigation only is required, initially connected to the potable water system if the recycled water system is not available. The RW irrigation system must be inspected and approved by the Los Angeles County Department of Public Health (LACDPH) and GWP prior to receiving recycled water. Irrigation plans must be submitted to the LACDPH and GWP for review and approval PRIOR to construction.

30. Backflow prevention (BFP) devices are required for each separate irrigation and fire service connection(s) from the City of Glendale. A BFP device may be required if multiple service lines are needed for domestic service. Please refer to the GWP Cross-Connection Control Program and Glendale Municipal Code(Chapter 13.32) to determine the type of device required. BFP device locations must be approved by both GWP and Planning Departments prior to installation. The backflow installation must be inspected prior to burying or covering the pipes to confirm no

cross connection exists. GWP will also need to inspect the installed facilities prior to receiving water to ensure adequate backflow protection. The BFP device must be tested by a certified tester licensed by the Los Angeles County Department of Public Health before service can be granted.

31. A separate fire line is required for this project. Customer must submit plans to GWP Cross-Connection Control Program showing the location, size, manufacturer, and model number of the approved Double Check Detector Check (DCDA) backflow assembly.

Community Services and Parks Requirements

32. This project is subject to appropriate provisions of the Public Use Facilities Development Impact Fee Ordinance which requires that fees be paid to offset impacts on parks, recreation and library facilities. This project will also be responsible for paying any required Quimby Fees because it is a subdivision.

Miscellaneous Requirements

33. Should litigation be commenced by any third party against the City concerning any procedural or substantive aspect of this subdivision, including without limitation, any litigation concerning the application of the California Environmental Quality Act, the City shall inform applicant of the estimated cost of defense. Applicant shall, within five (5) days of said notification, provide the City with a check, in same day available funds, for the estimated cost of City's defense. City shall deposit said funds into an interest bearing account. City may update said estimate at any time during any such litigation, in which case applicant shall, within five (5) days of notification of said updated estimates, provide the City with a check in same day available funds, for the additional estimated cost of defense. Should any applicant provided monies or should interest on such monies remain unspent at the conclusion of litigation, the City shall refund same to applicant. City retains the right to hire outside special legal counsel to represent City.

34. This tentative tract map approval shall be valid for thirty-six (36) months or until approval of the final map, whichever occurs first, in accordance with local and state laws.

Adopted this 16th day of March, 2016.

This motion shall take effect and be in force upon the tenth (10th) day after its passage.

VOTE AS FOLLOWS
Ayes: Landregan, Shahbazian, Lee
Noes: None
Absent: Astorian, Manoukian
Abstain: None